

ARTICLE VIII

Section 18. NON-CONFORMING USES.

A. **Continuance.** The lawful non-conforming use of any building or land or portion of premises existing at the time of enactment of this Law, or any amendment thereto, may be continued even though such use, building or land does not conform to the provisions of this Law.

B. **Unsafe Structures.** Any structure or portion thereof declared unsafe by a proper authority must, upon proper notice, be restored to a safe condition or demolished.

C. **Alteration.** Alterations to any building or part thereof that is used to house a non-conforming use shall be made only if the Board of Appeals, upon written request for a variance, has issued a permit therefor subject to any conditions and safeguards the Board deems necessary. Unless otherwise determined by the Board of Appeals, a non-conforming building may be altered only if such alteration conforms to applicable provisions of this Law.

D. **Extension.** A non-conforming use shall not be extended within a building, or on the premises, unless a variance therefor has been granted by the Board of Appeals, but a lawful use may be extended to any part of a lawfully existing non-conforming

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building. No non-conforming use shall be extended to displace a conforming use unless approved by the Board of Appeals.

E. **Restoration.** If damaged or destroyed, a building, or part thereof, used to house a non-conforming use may be restored if a permit therefor has been issued by the Board of Appeals. Such permit shall be subject to any conditions and safeguards the Board deems necessary. Substantial restoration shall be made within six (6) months unless otherwise determined by the Board.

F. **Abandonment.** Whenever a non-conforming use has been discontinued for a period of six (6) months from the date a notice of abandonment has been issued by the Zoning Officer, such use shall not thereafter be re-established and any future use shall be in conformance with the provisions of this Law.

G. **Changes.** Once changed to a conforming use, no building or land shall thereafter be permitted to revert to a non-conforming use. A non-conforming use may only be changed to a conforming use unless a permit to do otherwise has been obtained from the Board of Appeals.

H. **District Changes.** Whenever the boundary of a district shall be changed so as to transfer an area from one district to another district of different classification, the provisions of this Section 18 shall apply to any non-conforming uses created by such boundary changes.

I. **Cessation.**

Section 19. Reserved For Future Use.